

## THE REAL ESTATE MARKET

**JOSEPH J. STEINDLER BUYS THE MURRAY HILL BUILDING.**

Some Good Town Residences Figure in the Day's Brokerage Reports—Sale of a \$25 Foot Frontage on the Prudential Parkway—Hoover Estate at Auction.

A number of valuable properties belonging to the estate of Henry Hoover were sold at auction yesterday by Bryan L. Kennedy in the Vassay street exchange. The offering included buildings on Vesey, Chambers, Washington and Duane streets, on upper Eighth avenue and in the Bronx. The total amount realized was about \$750,000.

The Charles F. Noyes Company, acting for the buyer, bought No. 144 Chambers street, near West Broadway, on a bid of \$60,000. The four story building No. 203 Washington street, adjoining Smith & McNeil's, was bought by Thomas R. McNeil for \$34,000. Samuel L. Gordon bought No. 285 Eighth avenue, near Twenty-fourth street, on a bid of \$34,000, and for \$10,000 an apartment house at the northwest corner of St. Nicholas avenue and 145th street Otto H. Schleibohm paid \$82,000.

### Private Sales.

**THIRTY-EIGHTH STREET.**—Tucker, Spivars & Co. have sold for the Fifth Avenue and Thirty-Eighth Street Realty Company, William H. Tucker, president, the Murray Hill Building, a six-story, sixteen-unit apartment building at No. 8 to 15 West Thirty-eighth street, on plot 75x98 ft., with a private entrance on the eastern side. The site was purchased from the Corporation Counsel George J. Rivers last March. The buyer is Joseph J. Steindler. He was represented in the transaction by David H. Morris.

**FOURTH AVENUE.**—Henry Marks and Casper Levy are reported to have resold No. 24 to 48 Fourth avenue, together with No. 40 and East Thirtieth street, former four-story building on a plot fronting 140 feet on the avenue and 56 ft. deep on the street.

**TWENTY-SIXTH STREET.**—Martin A. Simonson has sold his residence at No. 20 West Twenty-sixth street, a three-story and basement dwelling, on lot 218x80.

**GEROME AVENUE.**—Louis Marks has sold for the buyer, James J. Joseph H. Gallagher, the southwest corner of Jerome avenue and 186th street, a plot 75x100.

**MAUDISON AVENUE.**—Henry D. Winans & Maude have sold for the estate of Mrs. Theodore Winans, No. 100 Madison, a four-story high stone limestone front dwelling on lot 25x100. The purchaser will occupy the house.

**SEVENTEEN STREET.**—Perry & Kilman have bought the former residence at No. 20, Bell, No. 178 East Seventeenth street, a three-story high stone dwelling on lot 18x100, to a client for occupancy.

**NINETEEN-FIFTH STREET.**—Drexler & Associates have bought the former residence at No. 10 and East Nineteen-first street, a six-story apartment house on plot 50x100. Mr. Simon bought the property at the time of Nathan Clark's estate recently for \$8,000.

**WILKINS AVENUE.**—The Henry Morganthen Company has sold to the Burnett-Wall Construction Company three lots on the Wilkins Avenue, one-half mile east of the south end of Southern Boulevard. The lots, front on the plaza formed by the junction of Wilkins Avenue and Southern Boulevard, are bounded by Wilkins Avenue, Wilkins Station. They will be improved immediately with two five-story apartment houses with stores.

**HEWITT AVENUE.**—Aldredge-Davies has sold to Mr. Lewis Levinson, No. 8 West Hewitt Avenue, a two-story, high stone apartment house on plot 25x100.

**FIFTH PARKWAY.**—The Bronx Park Real Estate Company has sold to Elmer Remick a tract of seven and a half acres, located on the north side of the Bronx, between the Bronx River and the New York, New Haven and Hartford Railroad tracks. The property has a frontage of 120 feet on the Bronx River, and a rear acquired by the property in 1905 and still owns six and a half acres in this section.

**MAYFLOWER AVENUE.**—Steven B. Ayres and Lambeth & Marquis have sold their Mayflower Avenue, Bronx, to Mr. Louis Sprague, formerly of Bronx, who will improve the lots with one family house.

### Recent Sales.

James Wetherill, president of the United Cigar Manufacturers Association, is the buyer of No. 1825 and 19th Street, the southeast corner of Fifth Avenue, sold to Mr. and Mrs. John C. Miller, by the M. V. Koenigstiel Realty Company.

A. H. Landeker is the buyer of the five-story dwelling at No. 10 West 10th street, now owned by Mr. and Mrs. Frank J. Walton.

J. Walton is the buyer of No. 205 West Thirteenth street, sold through Ayres & Ayres.

Walton is the buyer of No. 205 West Seventeenth street, a six-story American basement dwelling sold recently by Pease & Blum for Louis M. Fisher.

**Report of Lake Florid Gold.**

Two men, identified with Wall Street interests, brokers and two bankers of Philadelphia, forming a syndicate, have purchased the stock of the Roosevelt Mining and Smelting Company for the last year, and are continuing large operations in the Adirondack Mountains. The sales made by the Lake Florid Mining Corporation have forced a company to re-take the property to its former use. The new company is one of the best known in the state, which was negotiated by Joseph F. Day, architect-modern cottages, stables, horsebarns, electric lampposts, forty skips and a cable road of 1,000 feet. The upper part of the road has not yet been completed, and the station is not being planned by the company.

**Three Big Mortgages Recorded.**

Myron Russell Sage has loaned \$100,000 to Charles W. Wells on the property at Nassau & 20th, a seven-story building on plot 10x120, adjoining the Williamsburg Bridge. The property is a tract of 100x100 feet. The mortgage bears interest at 10 percent, interest to be paid quarterly.

A building loan of \$100,000 has been given by the First National Bank of Brooklyn to the New Haven Company for the resale of two apartments houses on plot 10x100, situated on the block front on River Street between Nassau and 157th streets. The building cost \$100,000, and will fall due October 1, 1915.

Leach & Co. have secured a loan of \$100,000 for five years from the New Albany Savings Bank for the new residential cooperation apartments No. 10, Calvert Park East.

### Brooklyn Deals.

The Henry W. Wilson residence, a plot 115x120 at the corner of East 14th and Franklin, and Wellington Place, has been sold to Mr. and Mrs. Arthur G. Parsons to George H. Barton. The wall is a half brick Queen Anne with a red roof. The interior is paneled in oak and stained. Mr. Barton will remodel the house and occupy it as a permanent residence.

### Leases.

William E. Ware has leased to Hugh C. Davis for a term of years the dwelling at No. 100 West 75th street, also the West 75th street residence of Dr. Alexander C. Hart, a general practitioner. Dr. Hart is reported to George H. Barton. The wall is a half brick Queen Anne with a red roof. The interior is paneled in oak and stained. Mr. Barton will remodel the house and occupy it as a permanent residence.

William E. Black, theatrical manager, residing at the Hotel Normandie, Thirty-eighth street, between Broadway and West 14th street, Messrs. Leach & Co. have large interests in various other flats and houses in Brooklyn, and are engaged in the firm of Leach & Co. only of Mr. Goff's assets outside of Leach & Co. have been generally estimated at \$100,000.

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